

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 26, 2025 07:06 AM Fee: \$33.00

2025094392

Electronically Recorded

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Condominium/Subdivision:** Sunset Ridge, a Condominium
2. **Name of the Association:** The Sunset Ridge Owner's Association, Inc.
3. **Condominium Location:** 2930 Grand Oaks Loop, Cedar Park, TX 78613
4. **Recording data for the Declaration:**
 1. Declaration of Sunset Ridge, a Condominium, recorded in Document no. 2004090033;
 2. First Amendment to Declaration of Sunset Ridge, a Condominium, recorded in Document no. 2006002400;
 3. Amended and Restated Condominium Declaration for Sunset Ridge, a Condominium, recorded in Document no. 2012127412;
 4. First Amendment to Amended and Restated Condominium Declaration for Sunset Ridge, a Condominium, recorded in Document no. 2014131794;
 5. Second Amendment to Amended and Restated Condominium Declaration for Sunset Ridge, a Condominium, recorded in Document no. 2014181124;
 6. Third Amendment to Amended and Restated Condominium Declaration for Sunset Ridge, a Condominium, recorded in Document no. 2014188247;
 7. Fourth Amendment to Amended and Restated Condominium Declaration for Sunset Ridge, a Condominium, recorded in Document no. 2015017948;
 8. Fifth Amendment to Amended and Restated Condominium Declaration for Sunset Ridge, a Condominium, recorded in Document no. 2015064138;
 9. Sixth Amendment to Amended and Restated Condominium Declaration for Sunset Ridge, a Condominium, recorded in Document no. 2015071667;
 10. Seventh Amendment to Amended and Restated Condominium Declaration for Sunset Ridge, a Condominium, recorded in Document no. 2015100120;
 11. Eight Amendment to Amended and Restated Condominium Declaration for Sunset Ridge, a Condominium, recorded in Document no. 2015125028;
 12. Ninth Amendment to Amended and Restated Condominium Declaration for Sunset Ridge, a Condominium, recorded in Document no. 2015145302;
 13. Tenth Amendment to Amended and Restated Condominium Declaration for Sunset Ridge, a Condominium, recorded in Document no. 2015165859;
 14. Eleventh Amendment to Amended and Restated Condominium Declaration for Sunset Ridge, a Condominium, recorded in Document no. 2015165994;

15. Twelfth Amendment to Amended and Restated Condominium Declaration for Sunset Ridge, a Condominium, recorded in Document no. 2016019289;

16. Thirteenth Amendment to Amended and Restated Condominium Declaration for Sunset Ridge, a Condominium, recorded in Document no. 2016207967, Official Public Records of Travis County, Texas.

5. **Mailing Address of the Association:** The Sunset Ridge Owner's Association, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwin-co.com

7. **Website address where all dedicatory instruments can be found:**

<https://assr.sites.townsq.io/> or <https://www.goodwin-co.com>, use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Entry Fee: \$200

Resale Certificate: \$375

Resale Certificate Update: \$75

Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100

Compliance Inspection Fee (optional): \$150

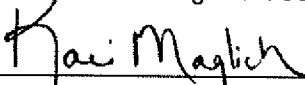
Refinance Fee: \$120

Statement of Account: \$120

Rush Covenant Compliance Inspection Fee: \$300

Transfer Fees: \$340

This management certificate is filed of record in Travis County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Kaci Maglich, Managing Agent for The Sunset Ridge Owner's Association, Inc., Authorized Agent
Signed: August 14, 2025

AFTER RECORDING RETURN TO:

Goodwin & Company

PO Box 203310

Austin, TX 78720-3310

STATE OF TEXAS

COUNTY OF TRAVIS

§
§
§

This instrument was signed before me on August 14, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028

